School Road, Elmswell, Bury St Edmunds

Sheridans

School Road, Elmswell, Bury St Edmunds IP30 9EW

Guide Price £670,000

An individual detached village house enjoying a stunning rural outlook, complemented by a detached studio/annexe above a double cart lodge, offering highly versatile accommodation in a particularly desirable setting.

Fallen Willow is an impressive and thoughtfully arranged family home, combining character features with tasteful contemporary styling throughout. The property offers light-filled, well-balanced accommodation ideally suited to modern living.

The interiors have been carefully curated, with natural materials, neutral tones and quality finishes creating a warm and inviting feel across all principal rooms. Of particular note is the seamless connection between the internal living space and the adjoining terrace, allowing the property to fully embrace its countryside views.

A welcoming entrance hall provides access to the principal reception rooms, all of which are generously proportioned and thoughtfully presented. The sitting room is a particularly attractive space, centred around a brick fireplace with inset wood-burning stove and substantial timber mantle. This creates a striking focal point while maintaining a cosy and relaxed atmosphere, complemented by dual-aspect light and a refined décor.
A separate study offers excellent flexibility, ideally suited to home working or as an additional reception room.

The kitchen/dining room forms the heart of the house and is superbly arranged for both day-to-day living and entertaining. The kitchen is well-fitted with a comprehensive range of units, wood work surfaces and a range-style cooker, complemented by a central extractor and integrated appliances. The adjoining dining area benefits from ample space for a large table and enjoys direct access via glazed doors to the terrace, allowing for effortless indoor-outdoor living and taking full advantage of the open views beyond.

A practical utility room and cloakroom complete the ground floor accommodation.
To the first floor, the property provides four well-proportioned bedrooms, all tastefully decorated. The principal bedroom suite is particularly impressive, incorporating a stylish open-plan dressing and bathing area with a quality fitted vanity unit and walk-in shower, creating a luxurious retreat. The remaining bedrooms are served by a well-appointed family bathroom, finished to a high standard.

Studio / Annexe
The detached studio, located above the double cart lodge, is a standout feature of the property and offers excellent versatility.
The accommodation comprises a beautifully presented open-plan living space with vaulted ceiling, enhanced by French doors opening onto a balcony that enjoys far-reaching countryside views. The layout accommodates both living and sleeping areas, alongside a separate bathroom, making it ideal for guests, independent living, or as a highly desirable home office or creative space.

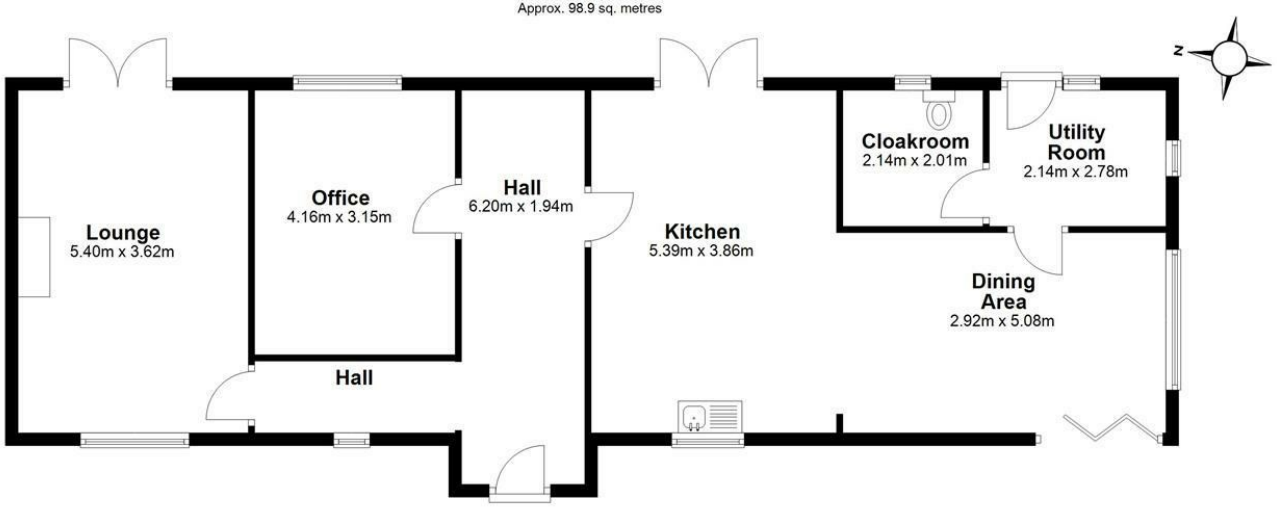
Outside
The property is approached via a generous gravelled driveway providing extensive off-road parking and access to the double cart lodge.
The gardens are attractively arranged and designed with ease of maintenance in mind, featuring a paved terrace immediately adjoining the house—ideal for outdoor dining and entertaining. Beyond, the garden enjoys a pleasant outlook across open countryside, offering a sense of privacy and tranquillity rarely found in a village setting.

Location
Elmswell is a thriving and well-served village offering a range of local amenities including a post office, shops, schooling and a railway station with regular services to Bury St Edmunds, Stowmarket and onward connections to London Liverpool Street. The village combines convenience with a strong community feel, making it particularly popular.

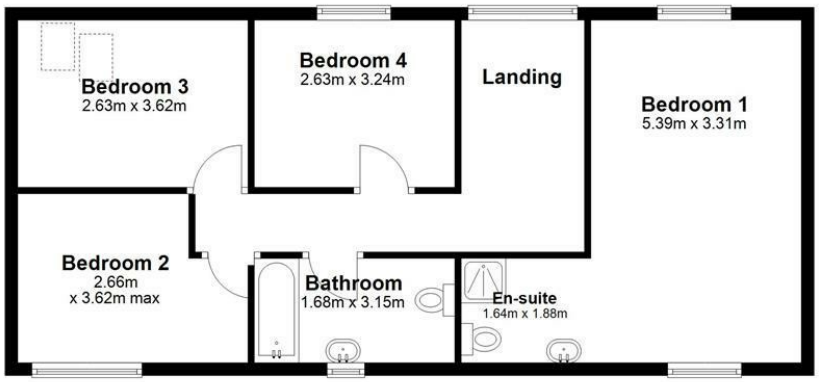
- Individual detached village home
- Four bedrooms, including impressive principal suite
- Sitting room with wood-burning stove
- Stylish kitchen/dining room with doors to terrace
- Study/home office
- Utility room and cloakroom
- Outstanding detached studio/annexe with balcony
- Double cart lodge and ample parking
- Gardens backing onto open countryside
- Desirable Suffolk village location

Services
EPC Main House - D / Studio - D
Mains electricity and water. Private drainage. Heating - Oil boiler
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Ground Floor
Approx. 98.9 sq. metres



First Floor
Approx. 66.5 sq. metres



Total area: approx. 165.4 sq. metres

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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